

City Council Members,

The city of Santa Rosa has, to my knowledge, one Project HomeKey site: Mickey Zane Place, with 44 units.

With the envisioned addition of Gravenstein Commons, Sebastopol will have two Project HomeKey sites, Elderberry Commons and Gravenstein Commons, with a total of 53 units.

Santa Rosa has a population of roughly 175,000 residents. It is approximately twenty times the size of Sebastopol's population. Yet Sebastopol will house more Project HomeKey residents than Santa Rosa under the current plan.

What accounts for this disproportionality, particularly given the revenue resource limitations of our city?

I appreciate your efforts to mitigate the direct and indirect financial impact of Gravenstein Commons on the city's budget.

I also am concerned about Gravenstein Commons's potential effect on The Canopy project located nearby. As the largest new residential project for ownership in Sebastopol in quite some time, The Canopy's target market of families and seniors may be reluctant to purchase a new residence in close proximity to Gravenstein Commons given the issues that have arisen at Elderberry Commons.

Thank you for considering these issues.